

Grafton Building Conversion Bylaw

Definitions:

Incubator or Innovation Center: a flexible office building designed to accelerate the growth of entrepreneurial endeavors by providing an array of business, medical, technology or research support resources and services that may include flexible physical space, access to capital, common services, and computer networking connections.

Makerspace: a collaborative incubator workspace for making, learning, exploring in a variety of artistic, industrial, or light industrial activities such as machining, plasma cutting, sandblasting, ventilated painting, forging, casting, ceramics, and various other industrial processes. Such workspace may include a variety of low-tech and high-tech tools and equipment including but not limited to 3D printers, laser cutters, CNC machines, soldering irons, blacksmith equipment, and woodworking machinery. Makerspaces may include training and educational activities, including training related to vehicle repair, and may also include live-work spaces.

Light Industrial: fabrication, assembly, processing, finishing work or packaging from previously prepared materials, of finished products or parts, and incidental storage, sales and distribution of such products that produce no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening.

Heavy Industrial: a use engaged in the basic processing and manufacturing of materials or finished products or parts, storage (warehousing), sales and distribution of such products or parts. May include screened outdoor storage of materials and includes uses that do not meet the light manufacturing criteria set forth above. These uses have the potential to produce noise, vibrations, smoke, dust, and odor.

Use Table Regulations:

Use	A	R20	R40	RMF	NB	CB	I	OLI	VMU	FP	WSPO
Incubator or Innovation Center											
a) up to 5000 sq. ft. of floor area per establishment	N	N	N	N	Y	Y	S	Y	Y	S	---
b) over 5000 sq. ft. of floor area per establishment	N	N	N	N	S	P	S	P	S	S	---
Makerspace	N	N	N	N	N	N	S	S	N	S	*
Light Industrial	N	N	N	N	N	N	S	S	N	S	*
Heavy Industrial	N	N	N	N	N	N	S	N	S	S	*

Purpose

The purpose of this provision shall be to promote the preservation of significant historic buildings and neighborhood landmarks, thereby enhancing the community's appearance and extending our common architectural legacy for future generations. The intent of this provision shall be to enable such buildings to be adapted to new use requirements, while exerting strict control over the preservation of all exterior features. This provision is designed to encourage the adaptive reuse of such buildings where such reuse would more effectively promote, preserve, and enhance the architectural character of the surrounding

neighborhood than would the redevelopment of the site following the demolition of these landmark structures.

Applicability

In all residential and mixed-use districts, any existing structure 5,000 sq ft or greater, constructed more than sixty (60) years ago and that was either:

- a. historically part of a mill complex, or,
- b. used for religious or educational purposes (including churches, convents, schools, rectories, and parish halls or centers), or,
- c. used as a fire station,

may, together with the original attached accessory structures, be altered to contain two (2) or more dwelling units by special permit granted by the Planning Board provided the following requirements are met.

Conditions

1. In NB, CB, OLI, I and VMU Districts, any large existing residential structure may, together with the original attached accessory structures, be altered as to contain two (2) or more dwelling units provided any required special use permits are obtained and the following requirements are met.
2. In the R-MF, R-20, and R-40 districts a minimum lot area of 7000 square feet per dwelling unit must be provided.
3. Where the lot does not provide sufficient area to accommodate parking in line with the underlying zoning, parking may be provided on another lot located within 400 feet of the primary entrance to the structure by special permit. Any off-site parking area must be owned by the same party or parties as the lot with the building being converted. All parking areas must conform to all applicable landscaping, screening, dimensional, and other requirements established herein.
4. The exterior design of the structure is not substantially altered.
5. The minimum floor areas shall be five hundred (500) square feet for studio units, six hundred (600) square feet for one-bedroom units, and seven hundred-fifty (750) square feet for two-bedroom units, and one thousand (1000) square feet for units with three or more bedrooms.

Note: Unit square footage is measured from the inside face of the units' bounding walls and includes usable storage space, stairwells, and hallways inside the unit, as well as space occupied by interior walls within the unit. Fifty percent of the area under sloped ceilings with greater than 5'-0" clearance and less than 7'-6" clearance should be included in the unit square footage when considering the above guidelines.

6. The original building area is not increased more than ten (10) percent of its gross floor area. Additions and alterations made to comply with the requirements of the Americans with Disabilities Act are not subject to this limit.
7. Usable open space requirements are met.
8. Existing buildings being converted under the terms of this section are not subject to the minimum setbacks, maximum building height, or maximum number of stories requirements listed in the underlying zoning. Additions or alterations to the existing structures are subject to the height and setback requirements of the underlying zone.
9. Existing buildings on existing lots that are deficient in frontage may be converted under the terms of this section without a variance, but existing lots which meet or exceed the minimum required frontage may not be subdivided in such a manner as to leave the existing building on a lot that lacks the minimum required frontage.

10. If any of the thresholds outlined in the Site Plan Review requirements are met and the project is not subject to the exemptions provided under the Site Plan Review requirements, site plan review and approval by the Planning Board must be obtained along with the required special permit.

11. The Planning Board may grant a special permit to waive the minimum lot area per dwelling unit and/or usable open space requirements if the proposed project complies with all other requirements of this conditions section, does not require any variances, and the Board finds that adequate public recreational opportunities exist in the neighborhood to serve the residents of the project and the proposed project will not detract from the health, safety, and welfare of the occupants and owners of surrounding properties.

Variance Required:

If a conversion is proposed, and the conditions set forth above cannot be met, a variance is required from the Zoning Board of Appeals. Such a variance shall be in addition to and must be advertised separately from any special permits otherwise required.